Development Control
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Via the Planning Portal

30 April 2012 let.001.GC.DC.17480009

Dear Sir/Madam

833 ALTRINCHAM ROAD, MANCHESTER

On behalf of Harvest Housing Group, please find enclosed a full planning application for the installation of PV panels at 833 Altrincham Road in Manchester.

The application comprises the following documents;

- Application form and certificate duly signed;
- Site Location Plan;
- Existing and Proposed Section and Elevation Plan;
- Existing and Proposed Roof Plan;
- Specification details of the proposed PV panels and mounting system;
- Planning Statement; and
- Design and Access Statement.

This letter forms the planning, design and access statement.

Please note that a cheque for £1,530 has been submitted to Manchester City Council in respect of the application fee for this site and also 8 other applications for PV panels within the borough.

Proposal

The proposal seeks consent for the installation of 42 PV panels on the flat roof of the block of flats to provide a more sustainable source of energy for the residents.

Each PV panel is dark in colour and has a dimension of 1660mm x 990mm x 45mm and will be arranged in 4 rows of eight, 1 row of nine and 1 single PV panel.

The PV panels will be located on a flat roof of the building and the angle of inclination will be approximately 15° degrees, to allow for maximum sunlight exposure.

Site Description and Background

Indigo Planning Limited

Lowry House
17 Marble Street
Manchester
M2 3AW

T 0161 836 6910
F 0161 836 6911
info@indigoplanning.com
indigoplanning.com

Registered office
Swan Court
Worple Road
London SW19 4JS
Registered number 2078863

Directors
Simon Neate
BA (Hons) MRTPI
Philip Villars
BA (Hons) MRTPI
Ian Laverick
BSc (Arch) BArch (Hons 1)
RIBA FRAIA
Bill Davidson
BA (Hons) DipTP DipUD MRTPI
Mathew Mainwaring
BA (Hons) MRTPI
Sean McGrath
BA (Hons) MSc MRTPI
Tim Waring
BA (Hons) MRTPI
Helen Greenhalgh
BA (Hons) DipTP MRTPI
Doug Hann
BA (Hons) MTPL MSc MRTPI
Mike Kemsley
FCA FCMI MBIFM MPMI FRSA

Consultant
John Spain
BBS MRUP MRICS MRTPI MIPI

Also in London, Leeds and Dublin

The application site comprises a block of flats located within a cluster of housing association residential properties on Altrincham Road. It is connected to 831 Altrincham Road to the south. The site comprises a three storey brick building with a flat roof and has a large curtilage which provides parking and open space for residents.

The building is situated within a predominantly residential area, with dwellings located to the south, east and west. The site is bounded by housing to the south, east and west and by Altrincham Road to the north. The nearest residential property outside of the applicant's ownership is located approximately 50m away to the east.

Planning Policy

Manchester Unitary Development Plan (adopted 1995)

The Manchester Unitary Development Plan was formally adopted in July 1995 and is the development plan against whilst the proposals should be assessed.

There are no relevant policies in the UDP or SPDs in relation to renewable energy development or design guidelines.

Draft Manchester Core Strategy

The Manchester Core Strategy is currently at examination stage, with adoption expected in June 2012 and therefore should be afforded some weight when deciding planning applications.

Objective 6 of the Core Strategy relates to the environment and sets out the Council's aspirations for reducing carbon emissions and including renewable energy in future developments. In addition it recognises that micro generation technology such as photovoltaic panels can assist in providing a low and zero carbon energy sources and it is intended that opportunities to develop this capacity will be supported through the preparation of energy proposal plans.

Whilst there are no specific policies relating to small scale micro generation technology developments, the general thrust of Policy EN6 supports the use of renewable energy sources provided they are appropriate to their location.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted on 27 March 2012 and replaces all Planning Policy Statements and Guidance Notes and sets out the Government's planning policies for England. The NPPF is a material consideration in planning decisions.

<u>Presumption in favour of sustainable development</u>

The NPPF confirms that the presumption in favour of sustainable development is a golden thread running through plan making and decision making. For

decision making, this means approving proposals that accord with the Development Plan without delay, and where the Development Plan is absent, silent or relevant policies are out of date, permission should be granted unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.*

Furthermore, the core planning principles that should underpin both plan making and decision taking are set at paragraph 17. In particular, the core principles state that local authorities should encourage the use of renewable resources, for example, by the development of renewable energy.

Meeting the challenge of climate change, flooding and coastal change

Paragraph 93 states that planning plays a key role in securing reduced greenhouse gas emissions, providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.

The policy states that in order to increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation and have a positive strategy to promote energy from renewable and low carbon sources.

In determining planning applications, local planning authorities should not require applicants for energy development to demonstrate that the overall need for the renewables and should recognise that even small scale projects provide a valuable contribution to cutting greenhouse gas emissions. Furthermore, local authorities should approve the application if its impacts are (or can be made) acceptable.

Policy consideration

In relation to Objective 6 of the draft Manchester Core Strategy, the proposed development will produce 8,433kWh of energy to power the building, with any surplus energy fed back into the grid. The development will provide a valuable contribution to energy conservation and efficiency by reducing the amount of electricity required by the building. Overall, the proposal offers a valuable contribution to reducing carbon emissions and promotes renewable energy in the area. The proposal therefore complies with Objective 6.

In terms of Policy EN6, the application site is within a predominantly residential area, with the nearest residential property located 50m to the east. It is proposed that the PV panels are erected on the roof of the building, with no extension or alteration to the size of the roof or the height of the building. In addition, the proposed panels will not be visible from street level and as a result will not have a detrimental impact on the existing building or surrounding area.

With regard to NPPF, the proposal fully accords with the policies as set out above. In particular the proposal seeks to provide a valuable contribution to

cutting greenhouse gas emissions and will reduce the amount of electricity required. With all of the above points taken into consideration, the proposal fully accords with all current planning policy and as such the application should be supported.

Design and Access

Use

The PV panels will be used to harvest sunlight in order to provide a sustainable energy source for the existing block of flats. It is anticipated that the panels will provide up to 9,321kWh of the energy which will be used to power the building, with any surplus energy being fed into the National Grid.

Amount and Scale

There will be 42 PV panels located on the flat roof of the building and will cover approximately 35% of the overall roof area. They will cover an area of approximately 60.5m², with each panel measuring 1.6m by 0.9m.

Layout

The panels will be arranged in a linear formation on the flat roof with a 1m separation distance between each row of panels. This is to ensure that no shadow is cast over the PV panels.

Appearance

The development will utilise high quality PV panels to ensure that the maximum amount of sunlight and energy can be collected and stored.

The PV panels are design and installed as a lightweight structure and can be altered or relocated if required. The panels are attached to the roof via a metal framework consisting of cross beams. The cross beams allow the panels to be tilted to a 15° angle to allow for maximum exposure and to ensure that no shadow is cast on surrounding panels.

The PV panels are dark in colour and will not be visible from the immediate street level due to the flat roof and the height of the building.

Access

Access to the PV panels is taken from an internal staircase via a hatch located on the roof.

Amenity

The application site is located within a residential area, with the nearest residential property outside of the applicant's ownership located 50m away to the east, however, given the location, the height of the building and the flat roof,

it is unlikely that there would be any detrimental visual impact on the surrounding properties. Furthermore, the panels do not have an overbearing or overshadowing impact, nor do they create any noise or disturbance.

We trust the information provided within this planning application is sufficient for the application to be formally validated and approved by the Council. Should you require any further information, please do not hesitate to contact me.

Yours sincerely



Gillian Chilton

Enc: As above
cc: Karl Bithell, Forrest Limited